

2005 Mount Vernon APR Summary  
Supervisor District  
Mount Vernon

| APR Num    | Supervisor District (Primary) | Status   | Tax Map#                         | General Location   | Acres | Sector   | Special Area | Current Plan  | Nominated Change  | Staff Recommendation   | Task Force Recommendation                                  | PC Action   |
|------------|-------------------------------|----------|----------------------------------|--|-------|--|--------------|---|---|--|--|---|
| 05-IV-35MV | Mt. Vernon                    | Active   | NA                               | Rt 1-Richmond Hwy  | 0.00  | Huntington (MV1) , Greater Belle Haven (MV3) , Hybla Valley (MV2) , Groveton (MV5) , Mount Vernon (MV7) , Woodlawn (MV8) , Fort Belvoir (LP4) , Lorton South (LP2) |              | Transportation Plan recommendations.                          | Add Rt 1 Corridor transportation goals from Lower Potomac Planning District to Mt Vernon Planning District. | Staff alternative: Approve nomination as submitted with modifications to change "Route " reference to "Richmond Highway" and remove language about HOV lanes and reversible lanes. | Adopt Staff alternative - With Minor grammar modifications | Adopt Staff alternative: Staff alternative: Approve nomination as submitted with modifications to change "Route " reference to "Richmond Highway" and remove language about HOV lanes and reversible lanes. |
| 05-CW-1ED  | Mt. Vernon                    | Active   | NA                               | Mt Vernon Planning District and the Richmond Hwy Corridor area | 0.00  | Groveton (MV5) , Mount Vernon (MV7) , Woodlawn (MV8) ) , Hybla Valley/Gum Springs CBC (n/a ) , Beacon/Groveton CBC (n/a )  |              | NA  | Editorial updates.  | Adopt nomination as submitted  | Adopt nomination as submitted                              | Adopt nomination as submitted   |
| 05-III-2P  | Mt. Vernon                    | Denied   | 98-1((1))58,60-66;98-1((3))14-18 | S of Pohick Rd, W of Giles St                                  | 13.16 | BURKE LAKE (P7)  |              | Residential 1-2 du/ac.  | Residential 3-4 du/ac.  | Retain Plan  | Retain Plan  | Retain Plan   |
| 05-III-3P  | Mt. Vernon                    | Deferred | 106-4((1))29-41,41A,42-46,55     | N and W of Lorton Rd., E of Ox Rd                              | 27.05 | DOMINION (P5)  |              | Residential .2-.5 du/ac.                                      | Residential 3 du/ac (pt) & 20 du/ac (pt) with support retail  | Retain Plan  | Retain Plan  | NA  |
| 05-III-14P | Mt. Vernon                    | Denied   | NA                               | Hooes Rd between Silverbrook Rd and Ox Rd                      | 0.00  | Burke Lake (P7) , Dominion (P5)  |              | Perform traffic study prior to widening Hooes Rd. to 4 lanes. | Delete recommendation.  | Retain Plan  | Retain Plan  | Retain Plan   |

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| 05-IV-1LP | Mt. Vernon                    | Deferred  | 109-1((1))28-32,35-42                     | N of Richmond Hwy, E of Backlick Rd, W of Belvoir Ct       | 6.00   | FORT BELVOIR (LP4)                      |   | Retail and residential up to 2-3 du/ac, 5-8 du/ac, 12-16 du/ac, 16-20 du/ac with conditions.                            | Office up to 250,000 sq.ft. with option for ground floor retail, with consolidation.                  | Defer until BRAC review  | Defer until BRAC review                                    | Deferred  |
| 05-IV-2LP | Mt. Vernon                    | Withdrawn | 113-2((1))27-33,36,37A,42,42B,57-59,73,76 | W of Old Colchester Rd, S of Gunston Rd, E of Richmond Hwy | 159.13 | LORTON SOUTH (LP2) , MASON NECK (LP3)   | Lorton-South Route 1 Suburban Center (Sub-unit H1 ) | Private recreation; residential .5-.1 du/ac, .2-.5 du/ac with cluster option, 5-8 du/ac; alternative use up to .25 FAR. | Option 1: Residential 2 du/ac. Option 2: Public park, residential 5-8 du/ac on parcels 1,28,33,36,37. | Retain Plan  | Retain Plan  | NA  |
| 05-IV-3LP | Mt. Vernon                    | Withdrawn | 109-1((1))37,39,41,42                     | N of Richmond Hwy, W of Belvoir Ct                         | 1.43   | FORT BELVOIR (LP4)                      |   | Residential 5-8 du/ac, 12-16 du/ac.   | Mixed use up to 2.5 FAR: Residential and limited retail.  | Retain Plan  | Retain Plan  | NA  |
| 05-IV-4LP | Mt. Vernon                    | Active    | NA  | Rt 1- Richmond Hwy   | 0.00   | Lorton South (LP2) , Fort Belvoir (LP4) |   | Develop service road design plan along Rt 1.  | Allow interparcel access along Rt 1 as needed.  | Staff alternative: Modify text to change "Route 1" to "Richmond Hwy." and allow interparcel access along Rt 1 as needed. | Adopt Staff alternative - With minor grammar modifications | Adopt Staff alternative: Staff alternative: Modify text to change "Route 1" to "Richmond Hwy." and allow interparcel access along Rt 1 as needed. |
| 05-IV-1MV | Mt. Vernon                    | Deferred  | 83-3((1))101                              | S of I-495 and W of Richmond Hwy                           | 28.17  | HUNTINGTON (MV1)                        | North Gateway CBC (Sub-unit A3 )                    | Residential 35 du/ac with first floor retail or office.   | Mixed use up to 3.0 FAR: Residential, limited retail, and open space.                                 | Retain Plan  | Retain Plan  | Deferred  |

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|-----------|-------------------------------|-----------|---|--|-------|---------------------------|---|---|--|---|---------------------------|------------------------|
| 05-IV-2MV | Mt. Vernon                    | Deferred  | 83-3((1))36-38,40-42;83-3((8))B,C,1;83-3((22))A,B,602 | E of Richmond Hwy, N of Shields Ave                | 5.00  | GREATER BELLE HAVEN (MV3) | North Gateway CBC (Land Unit E1 and E2 )    | Office and /or retail up to .50 FAR; residential 3-4 du/ac, option for mixed-use up to 1.0 FAR with conditions.                               | Retail, office, or residential, or hotel, or office up to 1.5 FAR.       | Retain Plan                                     | Retain Plan               | Deferred               |
| 05-IV-3MV | Mt. Vernon                    | Withdrawn | 102-1((1))79A,79B                                     | E side of Richmond Hwy, S of Fordson Rd            | 0.88  | GROVETON (MV5)            | Hybla Valley/Gum Springs CBC (Land Unit E ) | Parcel 79A: Residential 5-8 du/ac, with option for 16-20 du/ac. Parcel 79B: Office up to .35 FAR and retail up to .25 FAR along Richmond Hwy. | Retail up to .50 FAR & office up to .75 FAR.                             | Retain Plan                                     | Retain Plan               | NA                     |
| 05-IV-4MV | Mt. Vernon                    | Deferred  | 83-3((1))76   | W of Richmond Hwy., S of Huntington Ave            | 8.50  | HUNTINGTON (MV1)          | HUNTINGTON TSA (Land Unit R )               | Residential 40 du/ac, option up to 50 du/ac.  | Mixed-use up to 3.0 FAR: Residential 40-50 du/ac (95%), Retail Use (5%). | NA  | NA                        | Deferred               |
| 05-IV-5MV | Mt. Vernon                    | Active    | 101-4((6))8,8B,8C,8D,9A,9B,9C,9D                      | N of Maury Pl, W of Central Ave                    | 9.40  | MOUNT VERNON (MV7)        |   | Residential 2-3 du/ac.  | Residential 5-8 du/ac.   | Retain Plan                                     | Residential 3-4 du/ac.    | Residential 4-5 du/ac. |
| 05-IV-6MV | Mt. Vernon                    | Withdrawn | 83-1((1))32   | W of Huntington Metro, E of Huntington Club Condos | 0.50  | HUNTINGTON (MV1)          | HUNTINGTON TSA (Land Unit I                 | Residential 16-20 du/ac.  | Residential 140-160 du/ac.   | Retain Plan                                     | Retain Plan               | NA                     |
| 05-IV-7MV | Mt. Vernon                    | Active    | 110-1((15))(C)1-3                                     | S of Richmond Hwy, N of Cedar Rd, W of Cooper Rd   | 1.54  | MOUNT VERNON (MV7)        | Woodlawn CBC (Sub-unit B2 )                 | Retail up to .35 FAR.   | Office up to .77 FAR.  | Staff alternative: retail and office up to 0.35 | Adopt staff alternative   | NA                     |

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|           |                               |        |  |  |          |   |   |  |                         | FAR, option up to 0.50<br>FAR with conditions |   |           |
| 05-IV-8MV | Mt. Vernon                    | Active | 83-4((1))5;83-4((2))A;83-4((2))(33)A,1;83-4((2))(34)1;83-4((2))(35)All;83-4((2))(40)6,8-10,12,15,18,501-506;83-4((2))(41)A,3;83-4((2))(42)All;83-4((2))(43)All;93-2((5))(2)All;93-2((5))(5)41-45;93-2((5))(6)11;93-2((6))(1)D1,1;93-2((7))(1)2;93-2((8))(4)All;93-2((10))(1)105,106A,107,108,109A,110,111A,112,113,114A,115,116,201-220,301-320,401-420,501-520,601-620,701-720,801-820,901-920;93-2((10))(2)105,106,107A,108-110,111A,112,113,114A,115,116,201-205,206A,207-212,213A,213B,214-217,218A,219,220,301-312,313A,313B,314-320,401-412,413A,413B,414-417,418A,419,420,501-505,506A,507-512,513A,513B,514-517,518A,519,520,601-612,613A,613B,614-617,618A,619,620,701-705,706A,707-712,713A,713B,714-717,718A,719,720,801-805,806A,807-812,813A,813B,814-817,818A,819,820,901-905,906A,907-912,913A,913B,914-917,918A,919,920;93-2((10))(3)All;93-2((12))6614A1,6614A2,6614B1,6614B2,6614J,6616A1,6616A2,6616B1,6616B2,6616C1,6616C2,6618A1,6618A2,6618B1,6618B2,6620A1,6620A2,6620B1,6620B2,6622A1,6622A2,6622B1,6622B2,6622C1,6622C2,6628A1,6628A2,6628B1,6628B2;93-2((13))All;93-4((1))5,6;93-4((4))(1)A,11-16,31A,32A1,33A1;93-4((4))(9)1,2A;93-4((7))(4)5,6;93-4((7))(5)All;93-4((7))(6)8-10;93-4((8))A,1-5,6A,7A,8-11,12A,13-32,33B,34B,35-49,50A,51-78,108-137,201-209;93-4((9))All;102-2((1))12,13,13B,13C,20,22B,22C1,220,23,24,24A,25-27,2 | Areas adjacent to George Washington Pkwy | 1,398.72 | WELLINGTON (MV4) , GREATER BELLE HAVEN (MV3) , MOUNT VERNON (MV7) , FORT HUNT (MV6) | Mostly Residential 1-2 du/ac, also retail, office, residential 16-20 du/ac. | Restrict non-residential use along George Washington Pkwy. | Adopt Staff alternative | Adopt Staff alternative                       | Adopt Staff Alternative with 1/2 mile boundary line |           |

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|            |                               |           | 7A,28,31A,33;102-2((7))(5)1;102-2((12))1,3-7,9-11;102-2((13))1,3;102-2((14))(A)1-4;102-2((14))(D)1;102-2((15))1A;102-2((16))4-6;102-2((17))62-64,64A,65,66B,67-73,74A,75A,75B,76A,77A,78A,78B,79A,501-503;102-2((18))1,3A,3B,5A,28,28A                                      |  |       |                    |   |   |  |                      |                           |                  |
|            |                               |           | ,34,36A,39C,39E,41A,41B,43B,43C,43D,45,45A;102-2((19))2A1,3A1;102-2((23))G;102-4((1))1,1A,1C,70A,70B,71,71A,72-74,84A,84B,85;102-4((8))2A1,2B,3-5,37,37A,500;102-4((9))All;102-4((16))All;102-4((19))1A,4B;102-4((20))(D)2,4;110-2((1))13;110-2((14))63-71;111-1((12))57-62 |  |       |                    |   |   |  |                      |                           |                  |
| 05-IV-9MV  | Mt. Vernon                    | Withdrawn | 101-3((1))28,29B,29C,30,30B,30C,31B,31C,32,33;101-3((9))(1)All  | E of Richmond Hwy, W of Mount Zephyr St                    | 25.37 | MOUNT VERNON (MV7) | Woodlawn CBC (Recommendation 3 )            | Residential 5-8 du/ac; option for residential 8-12 du/ac, or mixed-use up to 0.50 FAR with consolidation. | Residential 5-8 du/ac; option for residential 8-12 du/ac, office, retail up to 0.35 FAR with consolidation; or office, retail mixed-use up to .70 FAR with full consolidation. | NA                   | NA                        | NA               |
| 05-IV-10MV | Mt. Vernon                    | Withdrawn | 109-2((1))24  | N of Richmond Hwy., E of Sacramento Dr                     | 8.55  | WOODLAWN (MV8)     | Woodlawn CBC (Sub-unit A2 )                 | Retail up to .35, option for office and/or retail up to .50 FAR with conditions.                          | Mixed use up to 1.0 FAR: 3/4 residential and 1/4 retail.   | Retain Plan          | Retain Plan               | NA               |
| S05-IV-MV1 | Mt. Vernon                    | Deferred  | 92-4((1))82A  | East of Richmond Highway, south of Cherry Hill Apartments. | 33.00 | GROVETON (MV5)     | Hybla Valley/Gum Springs CBC (Land Area 4 ) | Public park for passive recreational use.   | Affordable dwellings at a density consistent with existing zoning (approx. 6 du/ac), and public park.  | Defer                | Defer                     | Deferred 4-27-06 |
| 05-IV-11MV | Mt. Vernon                    | Withdrawn | 93-3((1))30   | N of Woodlawn Tr, E of Richmond Hwy, S of Poplar La        | 75.24 | GROVETON (MV5)     |   | Residential 16-20 du/ac.  | Residential 40-50 du/ac.   | NA                   | NA                        | NA               |

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| 05-IV-12MV | Mt. Vernon                    | Withdrawn | 101-3((1))38      | W of Skyview Dr, N of Richmond Hwy                      | 5.47  | WOODLAWN (MV8)     |                              | Residential 16-20 du/ac.  | Residential 40-50 du/ac.                                 | Retain Plan          | Retain Plan               | NA          |
| 05-IV-13MV | Mt. Vernon                    | Withdrawn | 101-3((1))71      | N of Richmond Hwy., E of Woodlawn Ct, W of Engleside St | 13.86 | WOODLAWN (MV8)     | Woodlawn CBC (Sub-unit A1 )  | Retail up to .35 FAR, option for office and retail mixed use up to .50 FAR with conditions. | Mixed use at 1.0 FAR: Residential and limited retail.    | Retain Plan          | Retain Plan               | NA          |
| 05-IV-14MV | Mt. Vernon                    | Withdrawn | 109-2((1))21B,21C | N of Richmond Hwy, W of Sacramento Dr                   | 6.97  | WOODLAWN (MV8)     | Woodlawn CBC (Land Unit A3 ) | Retail up to .35 FAR.   | Mixed use up to 1.0 FAR: Residential with limitd retail. | Retain Plan          | Retain Plan               | NA          |
| 05-IV-15MV | Mt. Vernon                    | Denied    | 93-1((16))15      | E of Richmond Hwy, S of Schooley Dr                     | 0.20  | GROVETON (MV5)     |                              | Residential 2-3 du/ac.  | Office up to .35 FAR.                                    | Retain Plan          | Retain Plan               | Retain Plan |
| 05-IV-25MV | Mt. Vernon                    | Denied    | NA                | Old Mill Rd   | 0.00  | Mount Vernon (MV7) |                              | Old Mill Rd as 2-lane Rd.   | Designate Old Mill Rd as Historic Byway.                 | Retain Plan          | Retain Plan               | Retain Plan |

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| 05-IV-26MV | Mt. Vernon                    | Deferred  | 83-3((1))67A,69,70;83-4((1))2                                   | W of Richmond Hwy, S of Old Richmond Hwy           | 2.52  | HUNTINGTON (MV1)   | North Gateway CBC (Sub-unit A-2 ) | Retail up to .25 FAR with option for residential, office, and retail mixed-use up to 1.0 FAR with conditions.   | Retail up to .25 FAR with option for office and retail mixed-use greater than 1.0 FAR.   | Staff alternative: Delete residential; maintain 1.0 FAR limit | Adopt Staff alternative - With modifications: Recommend up to 3.0 FAR | Deferred  |
| 05-IV-27MV | Mt. Vernon                    | Deferred  | 83-2((1))2A,2B,2C;83-4((1))1                                    | W of Richmond Hwy, btw. Old Richmond Hwy and I-495 | 15.29 | HUNTINGTON (MV1)   | North Gateway CBC (Sub-unit A1 )  | Retail, office, and/or residential up to .50 FAR; option for residential, office, retail mixed-use up to 1.0 FAR or residential up to 30 du/ac with conditions. | Office and/or retail up to 1.0 FAR, option for greater than 1.0 FAR.   | Staff alternative: Delete residential; maintain 1.0 FAR limit | Adopt Staff alternative - With modifications: Recommend up to 3.0 FAR | Deferred  |
| 05-IV-28MV | Mt. Vernon                    | Withdrawn | 101-3((1))28,29B,29C,30,30B,30C, 31B,31C,32,33;101-3((9))(1)All | S of Richmond Hwy, E of Forest Pl                  | 25.37 | MOUNT VERNON (MV7) |                                   | Residential 5-8 du/ac with option for residential (8-12 du/ac), retail and office up to .35 FAR, or mixed-use up to .50 FAR with consolidation.                 | Mixed use: Residential 10-12 du/ac and 16-20 du/ac, with option for residential, limited retail, office up to .75 FAR, with consolidation. | NA  | NA  | NA        |
| 05-IV-29MV | Mt. Vernon                    | Withdrawn | 101-3((1))28,29C,30,30B,31B,31C, 32                             | S of Richmond Hwy, E of Forest Pl                  | 14.97 | MOUNT VERNON (MV7) |                                   | Residential 5-8 du/ac with option for residential (8-12 du/ac), retail, office mixed- use up to .50 FAR.  | Mixed use at 1.0 FAR: Residential and limited retail.  | NA  | NA  | NA        |
| 05-IV-30MV | Mt. Vernon                    | Withdrawn | 83-3((1))22B,22C,22D;83-3((9))(1) B,5,5A                        | W of Richmond Hwy, S of Jamaica Dr                 | 3.94  | HUNTINGTON (MV1)   | Penn Daw CBC (Land Unit D )       | Office up to .35 FAR and retail up to .50 FAR with conditions.  | Mixed use at 1.5 FAR: Residential and limited retail.  | NA  | NA  | NA        |

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| 05-IV-31MV | Mt. Vernon                    | Deferred  | 83-2((1))2A,2B,2C;83-3((1))66,67A ,69,70;83-4((1))1-4,8-11,11A,11B;83-4((5))A | Richmond Hwy, S of I-495, N of Huntington Ave | 30.49 | HUNTINGTON (MV1) , GREATER BELLE HAVEN (MV3)   | North Gateway CBC (Sub-unit A-1, A-2, A-3 ) | Residential or residential, office, retail mixed-use.                                | Office and retail mixed-use, private recreation, open space.  | Adopt nomination as submitted   | Adopt nomination as submitted                              | Deferred   |
| 05-IV-32MV | Mt. Vernon                    | Withdrawn | 109-2((1))23,24   | N of Richmond Hwy, W of Sacramento Dr         | 9.36  | WOODLAWN (MV8)   | Woodlawn CBC (Sub-unit A-2 )                | Retail up to .35 FAR, option for office and/or retail up to .50 FAR with conditions. | Retail up to .50 FAR, option for office, hotel, and/or limited retail mixed use up to 1.5 FAR with conditions including open space. | NA  | NA   | NA   |
| 05-IV-33MV | Mt. Vernon                    | Withdrawn | 109-2((1))21B,21C   | N of Richmond Hwy, W of Sacramento Dr         | 6.97  | WOODLAWN (MV8)   | Woodlawn CBC (Sub-unit A-3 )                | Retail up to .35 FAR.  | Retail up to .50 FAR, option for office, hotel, and/or limited retail up to 1.5 FAR with conditions including open space.           | NA  | NA   | NA   |
| 05-IV-34MV | Mt. Vernon                    | Active    | NA  | Old Mt Vernon Rd and Mt Vernon Hwy            | 0.00  | Mount Vernon (MV7)   |   | Improve intersection alignment of Old Mt Vernons Rd and Mt Vernon Hwy.               | Improve intersection alignment so that traffic turns at rt angle from Old Mt Vernon Rd onto Mt Vernon Hwy.                          | Adopt nomination as submitted   | Adopt nomination as submitted                              | Adopt nomination as submitted  |
| 05-IV-35MV | Mt. Vernon                    | Active    | NA  | Rt 1-Richmond Hwy                             | 0.00  | Huntington (MV1) , Greater Belle Haven (MV3) , Hybla Valley (MV2) , Groveton (MV5) , |   | Transportation Plan recommendations.   | Add Rt 1 Corridor transportation goals from Lower Potomac Planning District to Mt Vernon Planning District.                         | Staff alternative: Approve nomination as submitted with modifications to change "Route " reference to | Adopt Staff alternative - With Minor grammar modifications | Adopt Staff alternative: Staff alternative: Approve nomination as submitted with |



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|           |                               |          |  |  |        | Mount Vernon (MV7) , Woodlawn (MV8) , Fort Belvoir (LP4) , Lorton South (LP2) |   |  |  | "Richmond Highway" and remove language about HOV lanes and reversible lanes. |                               | modifications to change "Route " reference to "Richmond Highway" and remove language about HOV lanes and reversible lanes. |
| 05-IV-6S  | Mt. Vernon                    | Deferred | 99-4((8))1,2,3B,4,5;108-1((1))4;108-1((12))6,7 | S of Cinder Bed Rd, W of Fairfax Co. Pkwy, N of Telegraph Rd   | 117.79 | NEWINGTON (S6) , LORTON SOUTH (LP2)   | Lorton-South Route 1 Suburban Center (LP2: Land Unit D ) , I-95 Corridor Industrial Area (I-95: Land Unit G ) | Private recreation, public park, and industrial up to .35 FAR on the top soil processing plant area. | Option for office at .35 FAR, based on the entire acreage.         | Staff alternative: Industrial and/or office use up to 0.35 FAR               | Adopt Staff alternative       | Deferred   |
| 05-CW-1ED | Mt. Vernon                    | Active   | NA   | Mt Vernon Planning District and the Richmond Hwy Corridor area | 0.00   | Groveton (MV5) , Mount Vernon (MV7) , Woodlawn (MV8)                          | Hybla Valley/Gum Springs CBC (n/a ) , Beacon/Groveton CBC (n/a )  | NA   | Editorial updates.   | Adopt nomination as submitted  | Adopt nomination as submitted | Adopt nomination as submitted  |
| 05-CW-3ED | Mt. Vernon                    | Deferred | NA   | LP2-Lorton-S Route 1 Community Planning Sector                 | 0.00   | County wide   |   | Lower Potomac Planning District Plan text.   | Update tax map numbers and general locator map, add sub-unit maps. | Adopt nomination as submitted  | Defer                         | Deferred   |